

Elizabeth A.B. Suchy

Partner

Main: 203-425-4200

Direct: 203-252-2656

Fax: 203-325-8608

esuchy@carmodylaw.com

1055 Washington Boulevard

4th Floor

Stamford, CT 06901

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Hand Delivered and Via Email to: michael.wrinn@wiltonct.org

Michael Wrinn
Director of Planning and Land Use Management
Town of Wilton
Town Hall Annex
238 Danbury Road
Wilton, CT 06897

***Re: 12 Godfrey Place, Wilton, CT – proposed multi-family development
Request for Pre-Application meeting with Town of Wilton, Connecticut
Village District Design Advisory Committee***

Dear Mr. Wrinn:

As you are aware, this firm represents Greenwich Realty Development, LLC (“GRD”), contract purchaser of real property, with the improvements thereon, located at 12 Godfrey Place in Wilton, Connecticut (Map 73, Lot 33) (the “Property”). Located on the eastern side of Hubbard Road and the northern side of Godfrey Place, the Property is 0.62± acres and is located within the Wilton Center (“WC”) zone. The Property is improved with a three-story, 9,768± sq. ft. office building constructed in the early 1980s, and with on-grade parking spaces. In addition, a small parcel of land located on the western side of Hubbard Road is associated with the 12 Godfrey Place parcel and is improved with 11 parking spaces.

GRD proposes to redevelop the property with a new, multi-family structure containing 30 apartments in a 2½-story building above 40 on-grade parking spaces. The concept proposes one-, two- and three-bedroom units, each with a terrace, ranging in size from 750 sq. ft. to 2,250 sq. ft., with ten (10%) percent of the units classified and deed restricted as affordable. This letter respectfully requests a pre-application meeting with the Town of Wilton Village District Design Advisory Committee to present this proposal and obtain members’ input and suggestions.

As noted in the Town of Wilton’s Plan of Conservation and Development (“POCD”), “the community has increasingly expressed interest in increasing housing type variety and price points in

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design- and location-appropriate ways to provide greater diversity and liquidity to overall housing stock, particularly in attracting and meeting the needs of occupants at different life and employment stages.” (POCD p. 8). The town has acknowledged the need for expanded types of housing options “provided new housing development occurs in design compatible areas with supporting infrastructure and respects the expectations of existing low-density neighborhoods.” (POCD p. 48).

GRD’s proposal focuses on the town’s goals to create smaller housing units that can support various stages of life, smartly grow its population, and promote a vibrant and socio-economically diverse community. GRD submits that its proposal is contextually appropriate, architecturally compatible to its surroundings and will enhance the pedestrian experience by improving walkability and connectivity between Old Ridgefield Road and Hubbard Road.

Enclosed please find one (1) copy of the following documents, which will also be sent to you via email:

1. “Conceptual Study Rendering” prepared by Granoff Architects dated 3-22-22;
2. “Conceptual Study Drawing No. SK-S1” prepared by Granoff Architects dated 3-22-22;
3. “Conceptual Study Drawing No. SK-S2” prepared by Granoff Architects dated 3-22-22;
4. “Conceptual Study Drawing No. SK-S3” prepared by Granoff Architects dated 3-22-22;
5. “Conceptual Study Drawing No. SK-2” prepared by Granoff Architects dated 3-22-22;
6. “Conceptual Study Drawing No. SK-3” prepared by Granoff Architects dated 3-22-22; and
7. “Conceptual Study Rendering” prepared by Granoff Architects dated 3-22-22.

It is my understanding that this request for a pre-application review by the VDDAC may be scheduled for discussion in May 2022. Once that meeting date is confirmed, kindly advise me so that the project team members may plan to attend the meeting to present the project and answer questions.

We look forward to the VDDAC’s comments. Should you have questions or require additional documentation, please do not hesitate to contact me.

Very truly yours,


Elizabeth A.B. Suchy

EABS

Encl.

cc: J. Ross, R. Granoff, M. Finkel, w/o enclosures